



Hilton &
Horsfall

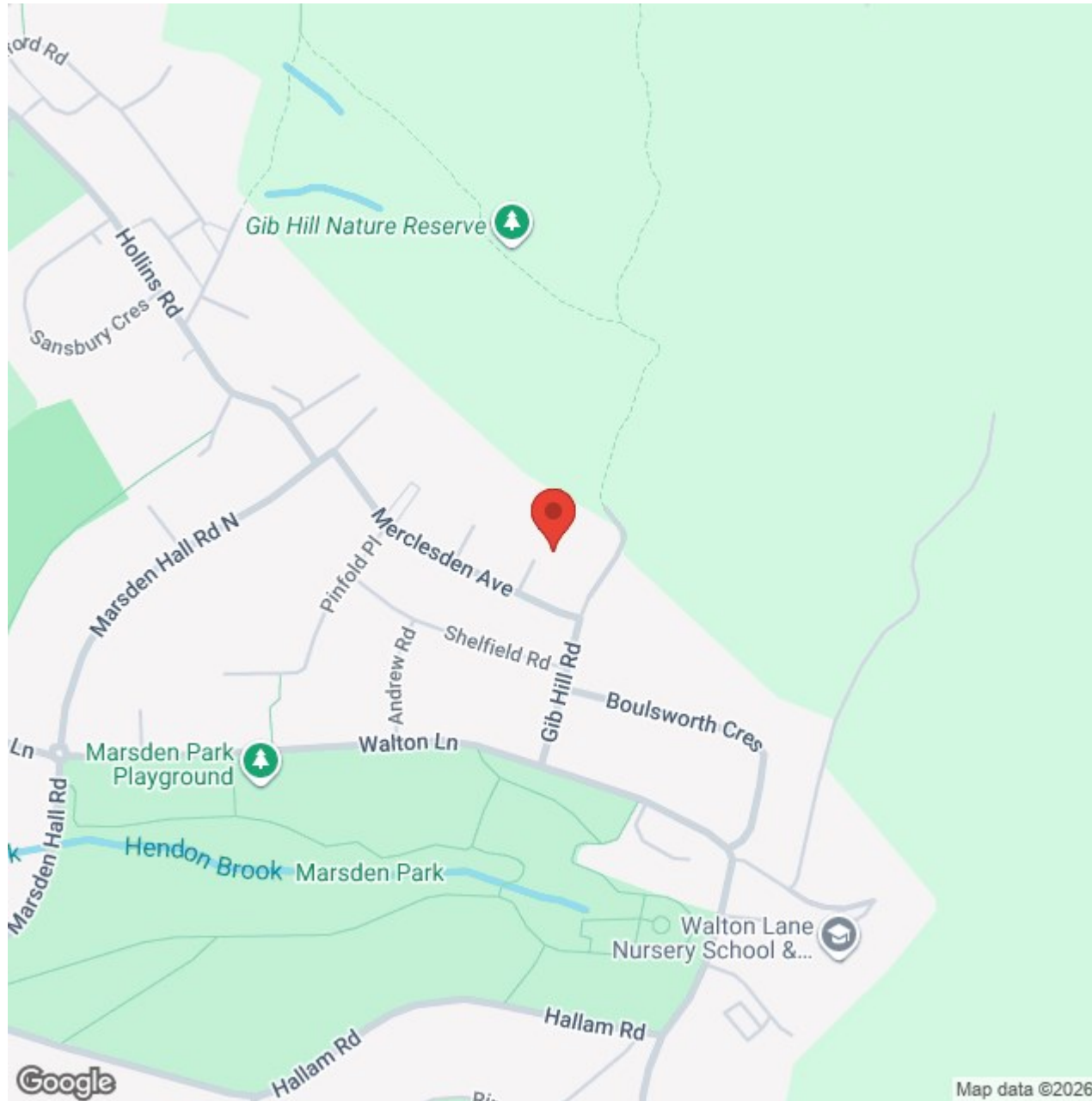
Rimington Place, Nelson

Offers In The Region Of £118,950

- Two-bedroom home
- Occasional room accessed via Bedroom Two
- Modern breakfast kitchen with utility
- Lawned rear garden with patio
- Popular residential location
- No onward chain

Rimington Place, Nelson is a well-presented two-bedroom home offering well-proportioned accommodation arranged over two floors. Internally, the property comprises a spacious living room, a modern breakfast kitchen with access to the front, rear garden and utility room, two bedrooms and a bathroom, along with an occasional room accessed via Bedroom Two providing useful additional space for a home office, dressing room or storage (not classed as a bedroom). Externally, the property enjoys a lawned garden with patio area to the rear, ideal for outdoor seating and low-maintenance enjoyment. Situated in a popular residential location and offered to the market with no onward chain, this home would be well suited to first-time buyers, downsizers or investors seeking a straightforward purchase.







Lancashire

Rimington Place, Nelson is a well-presented two-bedroom home offering well-proportioned accommodation arranged over two floors. Internally, the property comprises a spacious living room, a modern breakfast kitchen with access to the front, rear garden and utility room, two bedrooms and a bathroom, along with an occasional room accessed via Bedroom Two providing useful additional space for a home office, dressing room or storage (not classed as a bedroom). Externally, the property enjoys a lawned garden with patio area to the rear, ideal for outdoor seating and low-maintenance enjoyment. Situated in a popular residential location and offered to the market with no onward chain, this home would be well suited to first-time buyers, downsizers or investors seeking a straightforward purchase.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM 14'8" x 10'3" (4.48m x 3.14m)

A spacious and light-filled living room enjoying windows to both the front and rear elevations, allowing natural light to flow throughout the day. The room is finished in neutral tones with a newly fitted carpet, providing a versatile and comfortable living space with ample room for a range of furniture arrangements, ideal for both relaxing and entertaining.

KITCHEN 12'0" x 10'3" (3.67m x 3.13m)

A well-proportioned breakfast kitchen fitted with modern wall and base units, complementary work surfaces and tiled splashbacks, incorporating an oven, gas hob with extractor and space for additional appliances. The room enjoys a practical layout with doors providing access to the front external, rear garden and a useful utility room, while a rear window allows in plenty of natural light, creating a bright and functional space ideal for everyday living.

UTILITY 2'5" x 4'0" (0.76m x 1.22m)

FIRST FLOOR / LANDING

A bright first-floor landing providing access to the main accommodation, featuring a window allowing natural light to fill the space and finished in neutral décor with fitted carpeting, creating a light and welcoming transition between rooms.

BEDROOM ONE 8'9" x 10'2" (2.69m x 3.10m)

A well-proportioned double bedroom positioned to the front elevation, finished in neutral tones with a newly fitted carpet and benefiting from a window allowing in natural light, providing a comfortable and versatile main bedroom.

BEDROOM TWO 7'3" x 10'3" (2.22m x 3.14m)

A further well-proportioned bedroom positioned to the rear, finished in neutral décor with fitted carpet and benefiting from built-in storage and a window allowing natural light. This room also provides direct access to an occasional room, offering flexible additional space ideal for use as a dressing area, home office or storage room, but not classed as a bedroom.

OCCASIONAL ROOM 7'1" x 10'4" (2.16m x 3.15m)

An additional room accessed via Bedroom Two, positioned to the front elevation and finished in neutral décor with fitted carpet and a window providing natural light. This flexible space is ideal for use as a home office, dressing room or storage area, but is not classed as a bedroom.

BATHROOM 5'6" x 7'2" (1.68m x 2.19m)

A modern bathroom fitted with a three-piece suite comprising a panelled bath with shower over, pedestal wash basin and WC, complemented by tiled walls, a frosted window allowing natural light and providing privacy, and finished with practical flooring.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/rimington-place-nelson>

LOCATION

Rimington Place is a popular residential area within Nelson, conveniently positioned close to local amenities, schools

and transport links. The property is well placed for access to Nelson town centre, the M65 motorway network, and surrounding countryside, making it an ideal location for commuters and those seeking a balance between town living and outdoor space.

PROPERTY DETAIL

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Hilton & Horsfall has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

PUBLISHING

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk



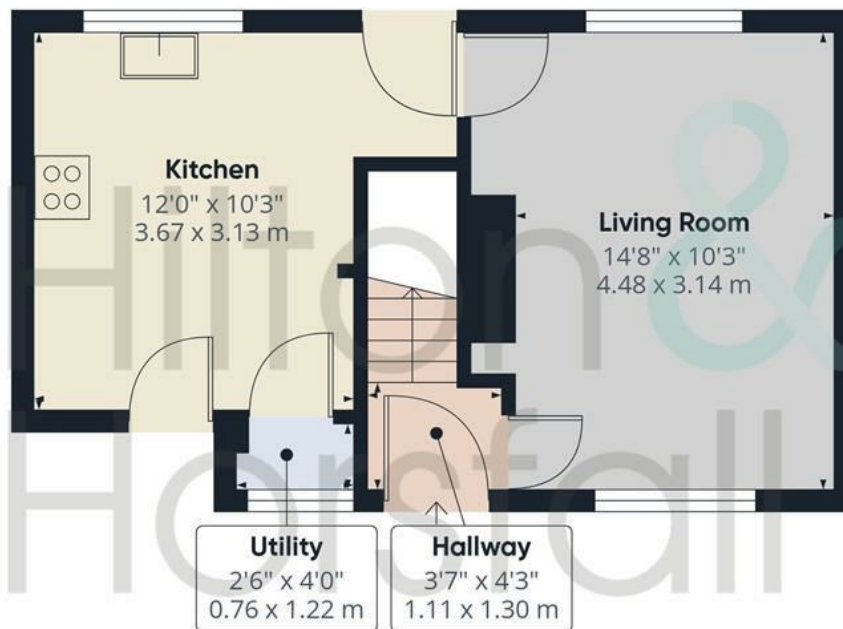
Hilton &
Horsfall

BB9 8DE

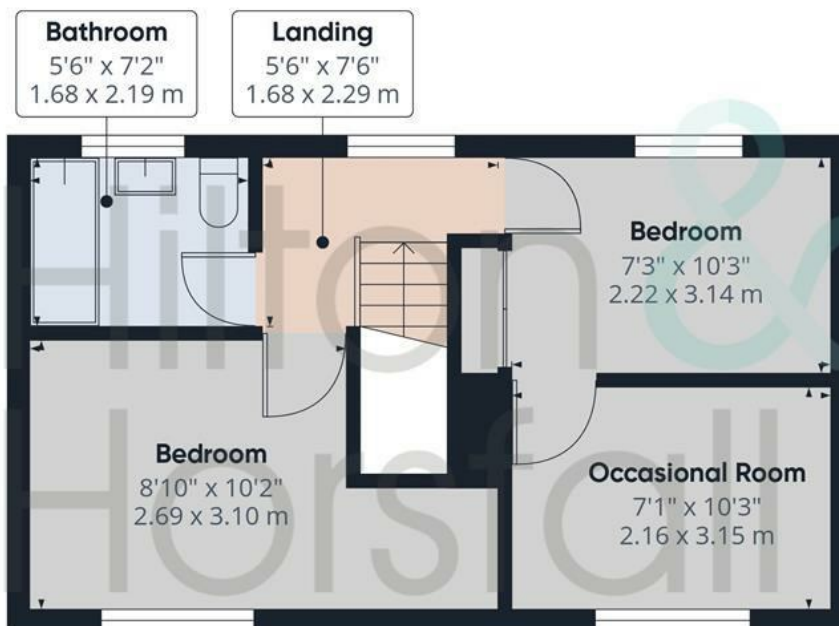
OUTSIDE

To the rear of the property is a lawned garden with patio area, providing a pleasant outdoor space ideal for seating and everyday enjoyment, while to the front there is on-street parking available within the surrounding residential area.





Ground Floor



Floor 1



Approximate total area⁽¹⁾

680 ft²

63.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





Hilton &
Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. 01282 560024